

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
W/S Bowleys Quarters Road, 295 ft.
S of c/l Carroll Island Road * ZONING COMMISSIONER
210 Bowleys Quarters Road
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Legal Owners: Charles H. Arnold, III, et ux * Case No. 99-311-X
Lessee: Kevin L. Arnold, t/a Bengies
Marine Service, Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for the property located at 210 Bowleys Quarters Road in eastern Baltimore County. The Petition was filed by Charles H. Arnold and Patricia C. Arnold, property owners, and Kevin L. Arnold, t/a Bengies Marine Service, Lessee. Special Exception relief is requested to permit a boat yard and related incidental marine sales on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR); or, in the alternative, a service garage, also pursuant to that section. The subject property is more particularly shown on the plat to accompany the Petition for Special Exception, marked as Petitioners' Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Kevin L. Arnold, co-Petitioner, and his wife, Mary Arnold. Also present was Charles H. Arnold III, co-Petitioner and father of Kevin Arnold. Also appearing were Joseph J. McGraw, Jr., the surveyor who prepared the site plan and Dan Bevans, a neighbor who supports the request. The Petitioners were represented by Michael Tanczyn, Esquire. There were no Protestants or other interested persons present.

An examination of the site plan shows that the subject property is a narrow, yet deep, lot located with frontage on Bowleys Quarters Road in eastern Baltimore County. The property is approximately 50 ft. wide and 215 ft. in depth. The property is approximately 10,751 sq. ft. in area, zoned B.L.

Apparently, the property has been in the Arnold family for many years and used both residentially and for a boat repair business. Mr. and Mrs. Arnold, (Charles H. Arnold III and

ORDER RECEIVED FOR FILING

Date

By

4/22/99
M. Hork

The property is improved with several structures. The front of the property features a one story framed dwelling which is used residentially. Mr. and Mrs. Kevin Arnold reside therein. The rear of the property features a one story framed garage in which the business operation is conducted. Between the house and a garage is a broken macadam and concrete pad which contains approximately 5 parking spaces. A portion of the lawn to the rear of the garage is covered in gravel. These areas are generally used for storage, although most of the business activity occurs within the garage.

Mr. Arnold. This is a family run business operated primarily by Mr. Kevin Arnold, one other employee and Mrs. Arnold. Mrs. Arnold handles the administrative/office function of the business.

ORDER RECEIVED FOR FILING
DATE 4/22/99
BY M. Gosh

property abuts Dr. Hepner's lot and the Bevans property is immediately next door to the Arnold property on the other side. The Bevans property is strictly residential in use. However, Mrs. Bevans is elderly and it was indicated at the hearing that there is a possibility that the Bevans' family may ultimately sell their lot to the Arnolds. Immediately south to the Bevans property is an entrance from Bowleys Quarters Road to the shopping center. Thus, this corner is dominated by the large shopping center complex and access thereto is provided by driveways which are northwest and southeast of the Arnold property and the other lots which are immediately adjacent thereto.

This arrangement supports the continued business activity on the Arnold's property. Although the lot indeed has a residential component, the area at large is commercial in character. Entrances to the shopping center surround this lot. Although not an issue before me, I also believe that the B.L. zoning is appropriate.

In considering the merits of the special exception, I am also persuaded by the fact that this business has operated on the property for more than 30 years. The nature of the activity as described during the hearing supports a finding that this family owned and operated this business does not detrimentally impact the surrounding properties. Indeed, the support of the neighbors buttresses this conclusion.

Both the "boat yard" and "service garage" are permitted by special exception in a B.L. zone, pursuant to Section 230.13 of the BCZR. Moreover, a boat yard is defined in Section 101 of the BCZR as "a commercial and non-profit boat basin with facilities for one or more of the following: Sale, construction, repair, storage, launching, berthing, securing, fueling and general servicing of craft of all types." (emphasis added) A service garage is also defined in that section as: "A garage, other than a residential garage, where motor driven vehicles are stored, equipped for operation, repaired or kept for remuneration, hire or sale."

This business is somewhat unique. Although the vehicles repaired are all boats, the property is not on the water. This characteristic distinguishes this operation from what is typically considered to be a boat yard. Moreover, the use of the word "basin" within the boat yard definition is significant. That term is defined in Webster's Dictionary as, "A dock built

ORDER RECEIVED FOR FILING

Date

By

in a tidal river or harbor and used especially for ships discharging or loading cargo. . . ". Thus, it could be concluded that this operation is not a boat yard, in that it is not on the water.

Moreover, the service garage definition found in the BCZR is not restricted to automobiles, trucks, or other land vehicles. The definition of service garage encompasses any motor vehicle.

Taking into account all of these considerations, I am persuaded to grant special exception relief in this case as a service garage. In my opinion, that definition fits most closely the activity which occurs on this property. I find that the operation will not be detrimental to the health, safety or general welfare of the locale. I believe that sufficient testimony and evidence was offered to satisfy the criteria for special exception approval set out in Section 502.1 of the BCZR.

Although there were no Protestants present, indeed, the neighborhood supports the use, an adverse Zoning Plans Advisory Committee (ZAC) comment was received from the Office of Planning, and certain requirements were suggested by the Developer's Plans Review Division of the Office of Permits and Development Management. I respectfully decline to adopt the Office of Planning's comment to deny this Petition. Although the property is narrow, the unique aspects associated with the operation of this business and of its particular location described above justify the granting of the Petition. Moreover, the fact that the business has been operated at this location essentially the same manner for nearly 35 years is persuasive. As to the Developer's Plans Review Division suggested driveway/access improvements, I decline to incorporate them. This site cannot accommodate the requirements normally mandated by the Code in terms of width of driveways, etc. An examination of the site plan shows that the subject dwelling maintains a 10 ft. setback on the south side to the property line and a 6 ft. setback on the north side. Clearly, given these distances, the Petitioner cannot install a driveway which meets the County requirements for commercial access. The testimony and access offered by Mr. Arnold was that there has never been a problem in bringing boats by trailer to the site. Moreover, the size of the boats accepted by the operation are small and can be accommodated by the driveway and garage.

CASE RECEIVED FOR FILING

Date

By

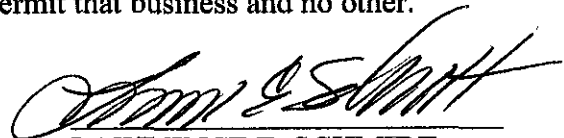
For these reasons, I decline to incorporate those County comments.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of April 1999 that the Petition for Special Exception to approve a service garage on the subject property, pursuant to Section 230.13 of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval to allow a boat yard and related incidental marine sales on the subject property, be and is hereby considered as MOOT, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired.
2. The Petitioners shall not accept for repair any boat exceeding the length of 25 ft.
3. The Special Exception granted herein is personal to the individuals identified in the instant Petition (the Arnold family) and that business known as Bengies Marine Service. The special exception shall permit that business and no other.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 4/22/99
By M. North



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 21, 1999

Michael P. Tanczyn, Esquire
Suite 106, 606 Baltimore Avenue
Towson, Maryland 21204

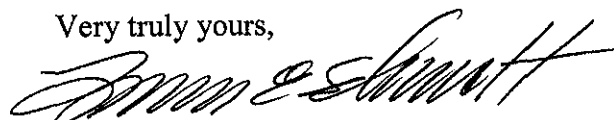
RE: Petition for Special Exception
Case No. 99-311-X
Legal Owners: Charles H. and Patricia C. Arnold
Lessee: Kevin L. Arnold, t/a Bengies Marine Service, Petitioners

Dear Mr. Tanczyn:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy
Mr. Kevin L. Arnold
T/a Bengies Marine Service
210 Bowleys Quarters Road
Baltimore, Maryland 21220

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 210 Bowleys Quarters Rd.
Balto., MD 21220

which is presently zoned BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A Boat Yard and related incidental marine sales per BCZR 230.13
and in the alternative, a service garage per BCZR 230.13.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Kevin L. Arnold

t/a Bengies Marine Service

Name - Type or Print

Kevin L. Arnold

Signature

210 Bowleys Quarters Rd. 410-335-7112

Address

Telephone No.

Baltimore, MD 21220

City

State

Zip Code

Attorney For Petitioner:

Michael P. Tanczyn, Esq.

Name - Type or Print

Michael P. Tanczyn

Signature

Law Offices of Michael P. Tanczyn, P.A.

Company

Suite 106, 606 Baltimore Ave. 410-296-8823

Address

Telephone No.

Towson, Maryland

21204

City

State

Zip Code

Legal Owner(s):

Charles H. Arnold

Name - Type or Print

Charles H. Arnold

Signature

Patricia C. Arnold

Name - Type or Print

Patricia C. Arnold

Signature

901 Cold Spring Road

Address

Telephone No.

Baltimore, Maryland 21220

City

State

Zip Code

Representative to be Contacted:

Michael P. Tanczyn, Esq.

Name

Suite 106, 606 Balto. Ave. 410-296-

Address

Telephone No.

Towson, MD 21204

8823

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. 99-311-X

REV 09/15/98

Submitted 2/25/99



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 210 Bowleys Quarters Road, Balto, MD

21220

which is presently zoned BL

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A Boat Yard and related incidental marine sales per BCZR 230.13
and in the alternative, a service garage per BCZR 230.13.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

Kevin L. Arnold
t/a Bengies Marine Service
(Type or Print Name)

Kevin L. Arnold
Signature

210 Bowleys Quarters Road
Address
Baltimore, MD 21220
City State Zipcode

Attorney for Petitioner:

Michael P. Tanczyn, Esq.
(Type or Print Name)

Michael P. Tanczyn
Signature

Suite 106, 606 Baltimore Ave.
Address Phone No.
Towson, Maryland 21204
City State Zipcode
410-296-8823

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Charles H. Arnold
(Type or Print Name)

Charles H. Arnold
Signature

Patricia C. Arnold
(Type or Print Name)
Patricia C. Arnold
Signature

901 Cold Spring Road
Address Phone No.
Baltimore, Maryland 21220
City State Zipcode
Name, Address and phone number of representative to be contacted.

Michael P. Tanczyn, Esq.
Name
Suite 106, 606 Baltimore Ave.
Address Phone No.
Towson, MD 21204 410-296-8823
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: yes DATE 2-10-99

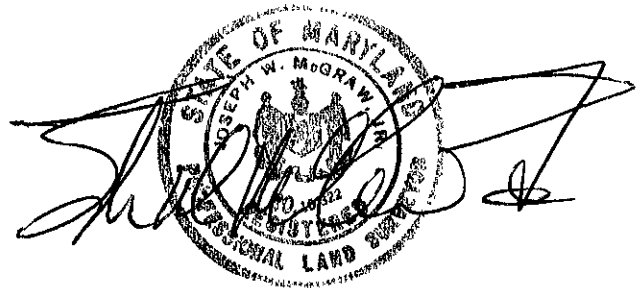


99-311-X

Drop Off
No Review

ZONING DESCRIPTION FOR #210 BOWLEYS QUARTERS ROAD

Beginning at a point in the center of Bowleys Quarter Road which is 30 feet wide at the distance of 294.84 feet southeast of the centerline of the nearest improved intersecting street Carroll Island Road which is 30 feet wide. Thence as recorded in Deed Liber 3634, Folio 478 S. 3 18' 00" E. 50.10 ft., N. 89 43' 20 W. 215.03 ft., N. 3 18' 00" W. 50.10 ft., and S. 89 43' 20" E. 215.03 ft. to the place of beginning, containing 0.25 acres more or less. Also known as #210 Bowleys Quarters Road and located in the 15TH Election District, 5TH Councilmanic District.



99-311-X

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-311-X
210 Bowleys Quarters Road
W/S Bowleys Quarters Road,
295' S of centerline
Carroll Island Road
15th Election District
5th Councilmanic District
Legal Owner(s):
Patricia C. & Charles H. Arnold
Contract Purchaser:
Kevin L. Arnold, T/A Bengles
Marine Service
Special Exception: for a boat
yard or service garage.

Hearing: Tuesday, March 30,
1999 at 2:00 p.m. in Room
106, County Office Building,
111 West Chesapeake Ave-
nue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4388.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

3/151 March 11 C298476

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/11/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 3/11/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **063026**

DATE 2/10/90 ACCOUNT 0016150

AMOUNT \$300 (WCR)

RECEIVED FROM: Kevin L Arnold

FOR: SPECIAL EXCEPTION Item 311

210 Bowleys Quarters Road

Drop-Off --- No Review Case #99-311-X

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
2/16/1999 2/12/1999 16:00:39
REG MS05 CASHIER LSHI LXS DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 096068 OFLN
CR NO. 063026

300.00 CHECK: FN
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-311-X

PETITIONER/DEVELOPER:
(Bengies Marine Service)
DATE OF Hearing
(APR. 6, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
210 Bowleys Quarters Road Baltimore, Maryland 21220_____

The sign(s) were posted on _____ 3-22-99 _____
(Month, Day, Year)

Sincerely,

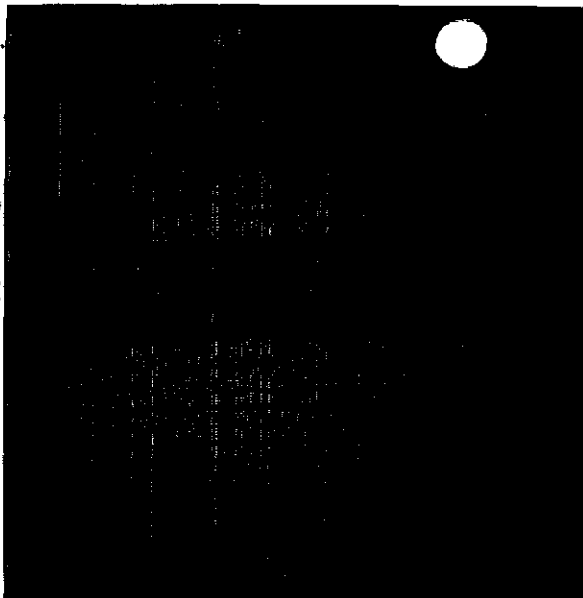

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 10, 1999

Michael P. Tanczyn, Esquire
Suite 106
606 Baltimore Avenue
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Drop-Off Petition, Case No. 99-311-X, 210 Bowleys Quarters Road

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

If you have any questions regarding the above, please do not hesitate to contact Sophia Jennings at or myself 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/scj".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-311-X

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR A BOAT
YARD OR SERVICE GARAGE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
March 11, 1999 Issue – Jeffersonian

Please forward billing to:

Michael P. Tanczyn, Esquire
Suite 106
606 Baltimore Avenue
Towson, MD 21204

410-296-8823

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-311-X

210 Bowleys Quarters Road

W/S Bowleys Quarters Road, 295' S of centerline Carroll Island Road

15th Election District – 5th Councilmanic District

Legal Owner: Patricia C. & Charles H. Arnold

Contract Purchaser: Kevin L. Arnold, T/A Bengies Marine Service

Special Exception for a boat yard or service garage.

HEARING: Tuesday, March 30, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 24, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-311-X
210 Bowleys Quarters Road
W/S Bowleys Quarters Road, 295' S of centerline Carroll Island Road
15th Election District – 5th Councilmanic District
Legal Owner: Patricia C. & Charles H. Arnold
Contract Purchaser: Kevin L. Arnold, T/A Bengies Marine Service

Special Exception for a boat yard or service garage.

HEARING: Tuesday, March 30, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Michael P. Tanczyn, Esquire
Patricia & Charles Arnold
Kevin Arnold

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 15, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1999

Michael P. Tanczyn, Esq.
606 Baltimore Avenue, Suite 106
Towson, MD 21204

RE: Case No.: 99-311-X
Petitioner: Bengies Marine Service
Location: 210 Bowleys Quarters Rd

Dear Mr. Tanczyn:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on February 10, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

March 11, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: CHARLES H. ARNOLD AND PATRICIA C. ARNOLD

Location: DISTRIBUTION MEETING OF February 22, 1999

Item No.: 311 Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: March 19, 1999

FROM: Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for February 29, 1999
 Item No. 311

The Bureau of Development Plans Review has reviewed the subject zoning item. Bowleys Quarters Road is an existing road which shall ultimately be improved as a 48-foot street cross section on a 70-foot right-of-way.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

RWB:HJO:jrb

cc: File

ZONE0229.311

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: -----

FROM: R. Bruce Seeley, Project Manager
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/22/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 305
306
308
310
311
312
313

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 1, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 210 Bowleys Quarter Road

INFORMATION:

Item Number: 311

Petitioner: Arnold Property

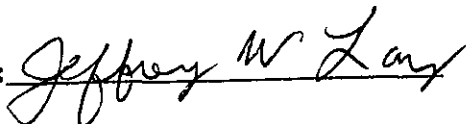
Zoning: BL

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the special exception request for a boat yard or a service garage. Either use would result in over development of the property since the site is just 50 feet wide. In addition, the proposed use is undesirable because the property is located on a two-lane road, 300 feet away from the nearest intersection.

Section Chief:



AFK/JL:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2 . 19 . 99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 311 WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL EXCEPTION
210 Bowleys Quarters Road, W/S Bowleys Qtrs Rd,
295' S of c/l Carroll Island Rd, 15th Election District,
5th Councilmanic

Legal Owners: Charles H. and Patricia C. Arnold
Contract Purchaser: Kevin L. Arnold,
t/a Bengies Marine Service
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-311-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of February, 1999, a copy of the foregoing Entry of Appearance was mailed to Michael P. Tanczyn, Esq., 606 Baltimore Avenue, Suite 106, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

Baltimore County, Maryland
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

In the Matter of

Civil Citation No. 98-4345

Charles H. Arnold
Patricia C. Arnold
Respondents

210 Bowleys Quarters Road

FINDINGS OF FACT AND CONCLUSIONS OF LAW

FINAL ORDER OF THE CODE OFFICIAL

This matter came before the Hearing Officer for the Department of Permits and Development Management on 1 December 1998, for a hearing on a citation for violations under the Baltimore County Zoning Regulations for maintaining a contractor's equipment storage yard, and maintaining multiple recreational vehicles on residential property zoned BL, located at 210 Bowleys Quarters Road.

Paul Cohen, substituting for Robyn Clark, code enforcement inspectors, stated that the county received a complaint concerning the use of the property. The property was inspected on 7 August 1998 and the inspector found 8 boats, 4 untagged motor vehicles, car parts, engines, and a dump truck. The inspector also saw a person working on a boat motor.

On 7 August 1998, the inspector issued a written correction notice pursuant to §1-7(c), Baltimore County Code, which described with particularity the nature of the violation and the manner of correction, marked PEx1. On 17 September 1998, another correction notice was sent, marked PEx2.

On 14 October 1998, pursuant to §1-7(d), Baltimore County Code, a code enforcement citation was issued. The citation, marked in evidence as PEx3, was legally served on the respondents.

The citation described the violations as follows: BCZR, §101, "Contractors Equipment"; Multiple Recreational Vehicles". Further, the citation proposed a civil penalty of \$1600 to be assessed. A code enforcement hearing date was scheduled for 1 December 1998.

Baltimore County, Maryland
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Charles H. Arnold appeared and testified for the respondents. Kevin L. Arnold his son, appeared and testified also.

The inspector introduced photographs taken on 30 November 1998, showing numerous boats on trailers, motor vehicle parts and contractor's equipment on the subject property. The respondent testified that they have been in the boat building business since the 1970's. Unfortunately, the business came after the zoning laws were in effect so that the business is not grandfathered; that is it is not exempted from the zoning laws. He must get permission from the Zoning Commissioner in order to pursue the business of a boatyard.

The facts concerning the violations of the Baltimore County Zoning Regulations having been substantiated, it is this 9 of December, 1998, ORDERED that the civil penalty imposed shall be in the amount of \$1600.

IT IS FURTHER ORDERED that the civil penalty imposed in the amount of \$1600 shall be suspended on condition the respondents cease the operation of a boatyard business, remove the existing boats, motor vehicle parts, engines and dump truck on or before 31 December 1998. If respondents fail to correct the violation in the time allotted then the civil penalty imposed shall be \$1600.

IT IS FURTHER ORDERED that the inspector monitor the property to determine whether the violations have been corrected.

Signed: 
Stanley J. Schapiro
Code Official

The violator is advised that pursuant to §1-7(g)(1), Baltimore County Code (effective June 6, 1997), an appeal to the Baltimore County Board of Appeals may be taken within fifteen (15) days after the date of a final Order. §1-7(g)(2) requires the filing of a petition setting forth the grounds for appeal and a filing fee of \$150. The appellant is urged to read the requirements for the appeal petition. Security in the amount of the civil penalty must be posted with the Director.



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-335 | Extension 7283
Building Inspection: 410-887-395

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW:

Violation Notice No.
111510

Case No.:
98-4345

Election District 15 Permit No. _____

Name (s) Patricia C. + Charles H. Arnold

Address 901 Cold Spring Rd. 21220

Location of Violation (if different than address) 210 Bowles Park Rd.

Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____

Zoning Regulations:

§§ 230
§§ _____

Building Code (BOCA):

§§ _____
§§ _____

Livability Code (18-66):

§§ _____
§§ _____

Investment Property Act (7-66):

§§ _____

Electrical Code (NEC):

§§ _____

Plumbing Code (NSPC):

§§ _____

Dwelling (CABO):

§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

Cease use of property as service garage
marine repair + sales lot until
proper permits or hearings are
obtained

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
9.7.98 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 8.7.98

INSPECTOR: Ralph [Signature]

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE.
PLEASE READ CAREFULLY.

AGENCY



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 2, 1999

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Case Number 99-311-X, 210 Bowleys Quarters Road

The above matter, previously assigned to be heard on March 30, 1999 has been postponed at your request. The case has been rescheduled for Tuesday, April 6, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible the new hearing date, time and location should be placed on the sign.

Very truly yours,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Patricia & Charles Arnold
Kevin L. Arnold

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 3, 1999

Michael P. Tanczyn, Esquire
606 Baltimore Avenue
Suite 106
Towson, MD 21204

Dear Mr. Tanczyn:

RE: Drop-Off Petition Review, Case Number 99-311-X, 210 Bowleys Quarters Road

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Owner's telephone number is missing from petition form.
2. Plan does not show on site plan or describe area to be used as boat yard/service garage or how area will be accessed.
3. If existing 10-foot driveway will be used as a 2-way travel way for commercial parking, a variance must be obtained.
4. Parking calculation gives garage office parking. Applicant must show use for office only and no service garage or boat yard sales or service from the site in this case.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John R. Alexander".

John R. Alexander
Planner II
Zoning Review

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



3/11/99
✓
TO SJ
OK
S.ph

LAW OFFICES
MICHAEL P. TANCZYN, P.A.
Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827 • Computer Fax: (410) 296-2848

February 26, 1999

Balto. Co. Dept. of Permits & Develop. Mgmt.
Attn: Mr. Arnold Jablon, Director
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: 210 Bowleys Quarters Road, Case No. 99-311-X

Dear Mr. Jablon:

With regard to your February 24, 1999 Notice of Zoning Hearing stating that the above referenced matter has been scheduled for a hearing on Tuesday, March 30, 1999 at 2:00 p.m., after checking my schedule, I find that I am previously scheduled for a hearing on that date and time in the matter of Precision Cleaning Company v. Michelle Burrows t/a Georges Family Restaurant, in the District Court of Maryland for Anne Arundel County. I would, therefore, respectfully request that this matter be rescheduled for the next available date and time.

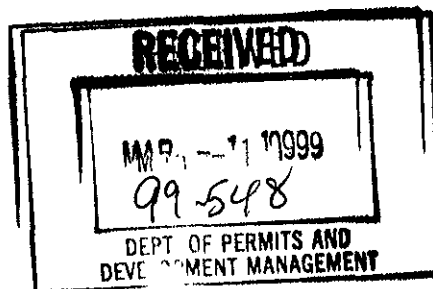
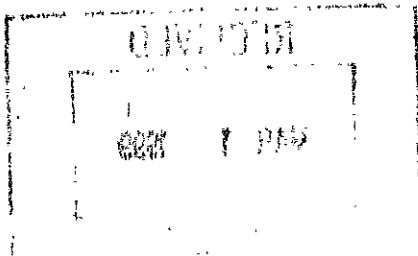
Thank you for your assistance in this regard.

Very truly yours,



Michael P. Tanczyn, Esquire

MPT/gr
cc: Kevin Arnold



LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue

Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824

Fax: (410) 296-8827 • Computer Fax: (410) 296-2848

February 23, 1999

Ms. Sophie Jennings
Dept. of Permits & Development Mgmt.
Room 109
111 West Chesapeake Avenue
Towson, MD 21204

Re: 210 Bowleys Quarters Road – Petition for a Special Exception

Dear Sophie:

Enclosed herewith you will find the information concerning the Petition for Special Exception on your current forms as signed by all of the parties. I enclose three originals for your files.

Please contact me concerning scheduling a hearing date in this matter.

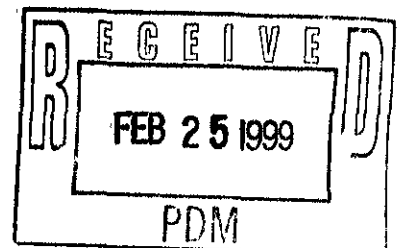
Very truly yours,



Michael P. Tanczyn Esquire

MPT/gr
Enclosures

cc: Kevin Arnold



99-311-X

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204
(410) 296-8823 • (410) 296-8824
Fax: (410) 296-8827 • Computer Fax: (410) 296-2848

February 9, 1999

Zoning Commissioner
Room 109
111 West Chesapeake Avenue
Towson, MD 21204

Re: 210 Bowleys Quarters Road

Dear Mr. Commissioner:

Enclosed herewith for filing by drop off please find:

1. Three original Petitions for Special Exception.
2. Ten surveyor's plats to accompany the Petitions for Special Exception.
3. Three sealed zoning descriptions.
4. One 200 scale zoning map with site delimited.
5. Our client's check number 1239, payable to Baltimore County in the amount of \$300.00 for filing fees.

Please notify us of the necessary information for posting and of any scheduled hearing dates.

Very truly yours,



Michael P. Tanczyn, Esquire

MPT/gr
Enclosures

cc: Kevin Arnold
JST Engineering Company, Inc.

Drop-Off
2/10/99
ok-wcr

Need New Petition
Forms per wcr

99.311-X

New Forms Coming
No Violations
No Review
per MT 2/10/99

April 6, 1999

PLEASE PRINT CLEARLY

Petitioners

~~DESCRIPTORS~~ (S) SIGN-IN SHEET

210 Bowleys Quarters Rd

99-311 X

Kevin Arnold

NAME

ADDRESS

Michael TANCZYK

STE 106 606 BALTIMORE AVE TOWSON
MD 21204

Kevin Arnold

210 Bowleys Aves. Rd. Baltimore
MD 21220

Mary Arnold

210 Bowleys Qtrs. Rd. Balt. MD 21220

Joseph W. McGraw, Jr.

6412 NORTH RIVER DRIVE BAL MD 21220

Charles H. Arnold

901 COLD SPRING Fd BAL. MD 21220

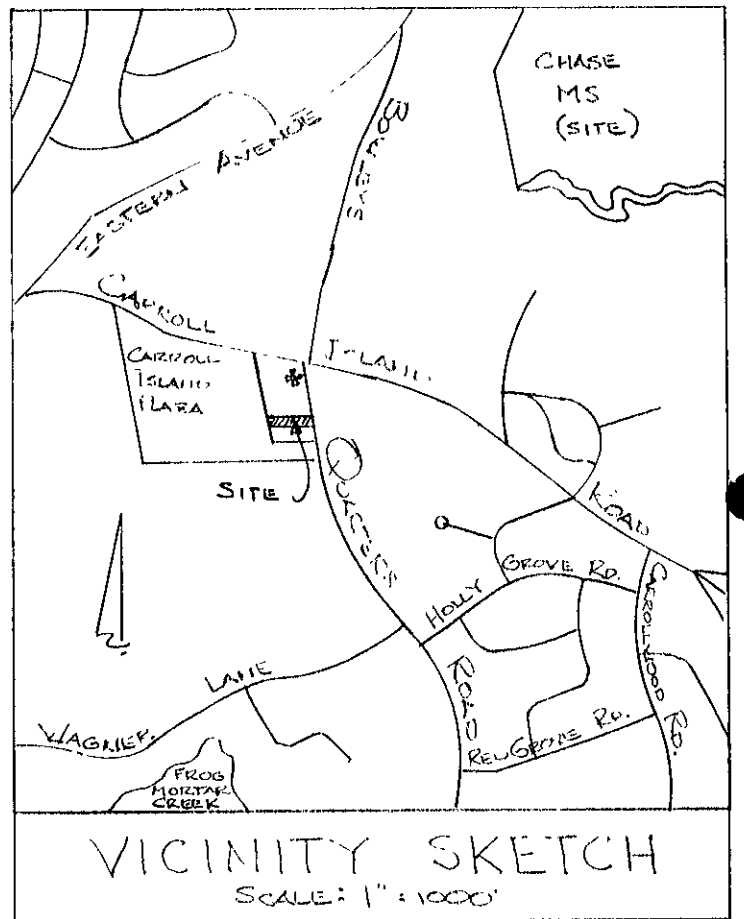
DAN BEVANS

3227 GEORGE ST BAL MD 21220

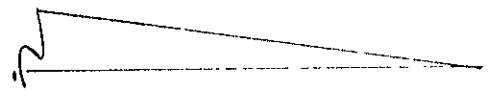
CARROLL ISLAND ASSOCIATES
1600013399
(NO REF. AVAIL.)

N03°18'00"W 50.10'

BALTIMORE GAS &
ELECTRIC CO.
1502001292
3909/140



VICINITY SKETCH
SCALE: 1" = 1000'



NOTES

1. OWNER: PATRICIA C. & CHARLES H. ARNOLD
901 COLD SPRING ROAD
BALTIMORE, MD. 21220-4331
2. THERE ARE NO KNOWN PRIOR COMMERCIAL PERMITS.
3. THERE ARE NO KNOWN PRIOR ZONING HEARINGS, CRG'S OR WAIVERS FOR THIS SITE.
4. THIS PROPERTY IS SHOWN ON BALTIMORE COUNTY'S 200 SCALE ZONING MAP N.E. 4-K
5. SEE VICINITY SKETCH FOR FIRE HYDRANT LOCATION.
6. AREA OF LOT:
1,0751.54 SQ. FT.
7. FLOOR AREA RATIO:
1980.47 / 10751.5 = 0.18
8. THERE ARE NO EXISTING OR PROPOSED SIGNS ON THIS SITE.
9. THERE ARE NO STREAMS, STORM WATER MANAGEMENT SYSTEMS, DRAINAGE OR PIPE SYSTEMS ON OR WITHIN 50' OF THE SITE.
10. EXISTING ZONING: BL
11. DEED REFERENCE: 3634/478
12. TAX ACCOUNT # 1501740390 MAP 91 GRID 9 PARCEL 172
13. PARKING REQUIREMENT:
GARAGE = $\frac{779}{1000}(3.3) = 3$ SPACES REQUIRED
DWELLING = 2 SPACES REQUIRED
14. PARKING PROVIDED: 5 SPACES PROPOSED

#206
1 1/2 STORIES
STUCCO
DENTAL OFFICE

1 STORY
FRAME
OUTBUILDING

ALICE A. BEVINS
1502200770
9522/114

#212
ONE STORY
FRAME DWELLING

18.2'
STORAGE
TRAILER
18.2'

GRAVEL

CONC. 4' 3"

23.3'

ONE STORY
FRAME
GARAGE

24.2'

2.3' 1/4"

32.2'

CONC.

15.5' 1/4"

BROKEN
MACADAM
CONCRETE

14.5' 1/2"

16'

8.5'

CONC.

33.3'

ONE STORY
FRAME
DWELLING

40.3'

2.3'

13.6'

33.9'

6' 1/4"

14.09'

FRANK P. &
MARY A. HEYNER
1523350040 &
1523350760
7666/283

S89°43'20"E

215.03'

BL
D.R. 3.5

30' 1/4"

23' 1/4" MAC

10' ENTR.

ED. PAV.

EXIST. 24" SANITARY
(60.458) S

S03°18'00"E 50.10'

Q OF BOWLEYS-QUARTER-ROAD-W

ED. PAV.

294.84' TO THE CENTERLINE OF
CARROLL ISLAND ROAD (30' P&U)

BL

D.R. 3.5

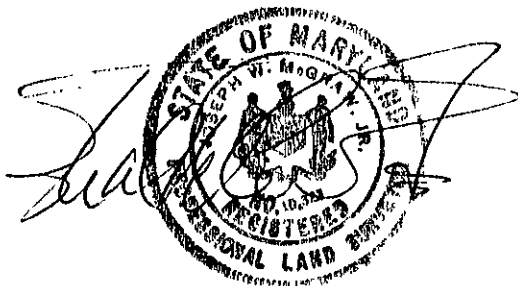
PINEY GROVE METHODIST CHURCH, INC.
1516450371
3817/587

99-311-X

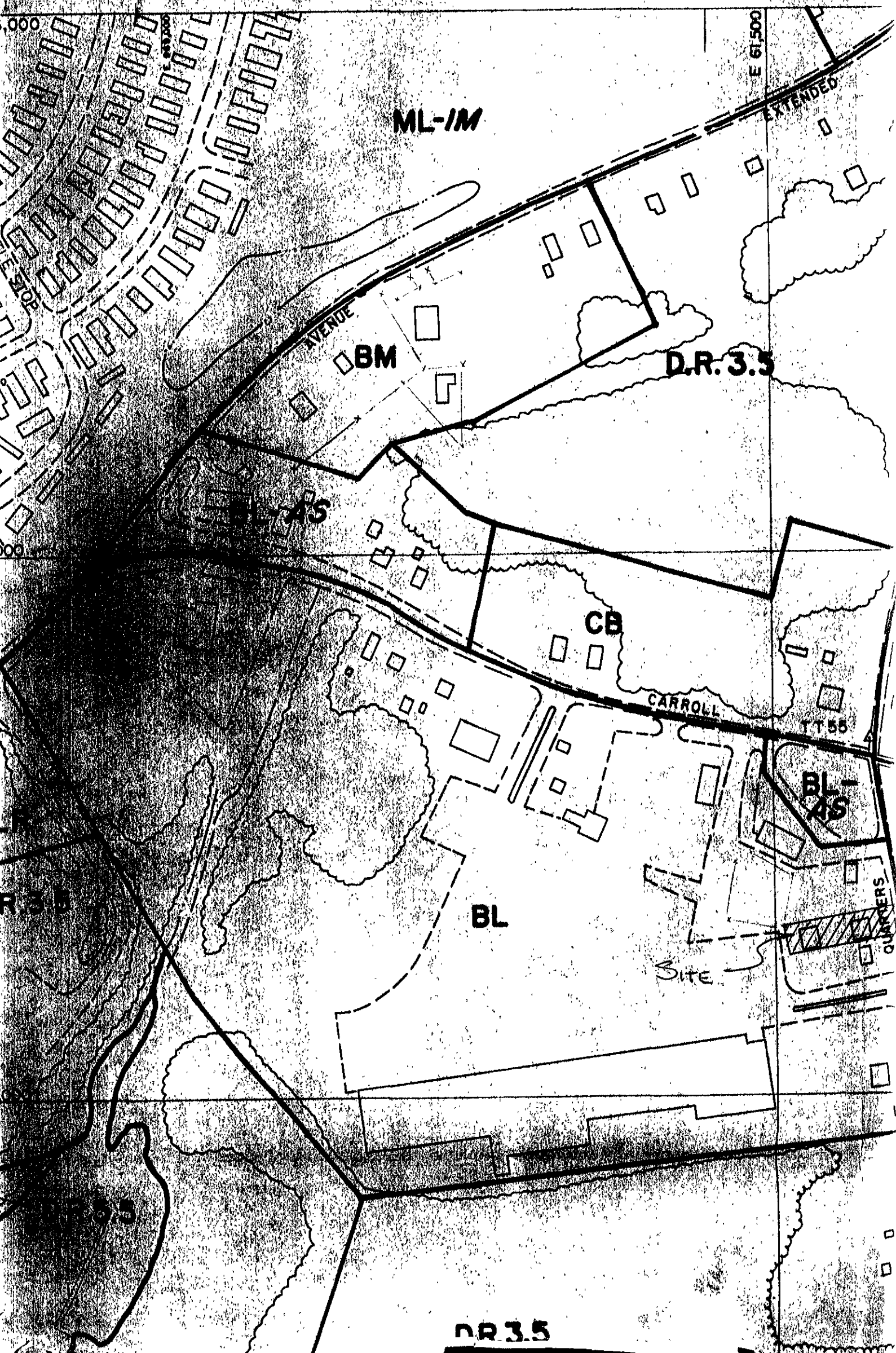
PLAN TO ACCOMPANY SPECIAL EXCEPTION HEARING
FOR
"210 BOWLEYS QUARTERS ROAD

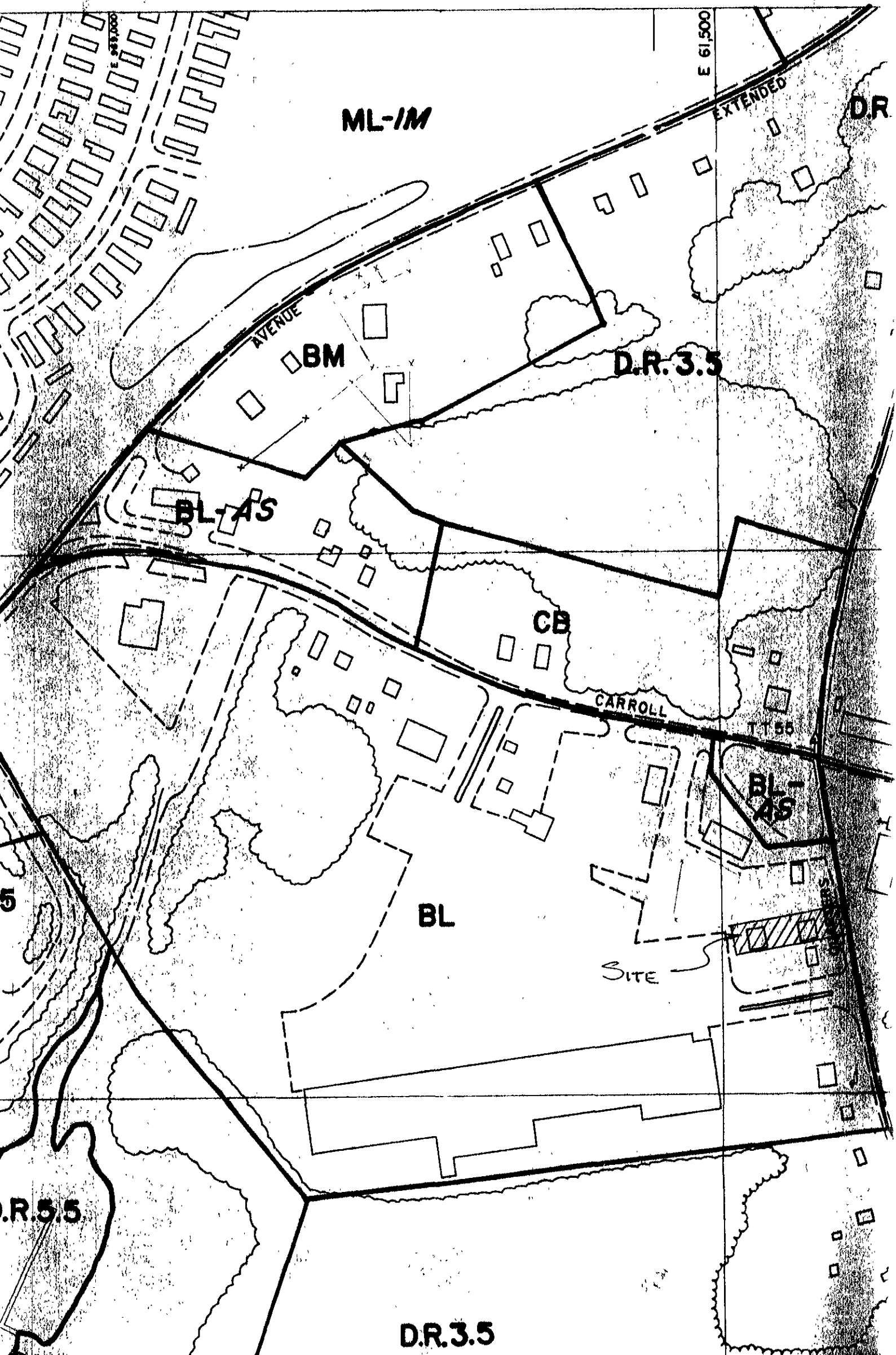
FOR
PATRICIA C. & CHARLES H. ARNOLD
15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 2-8-99

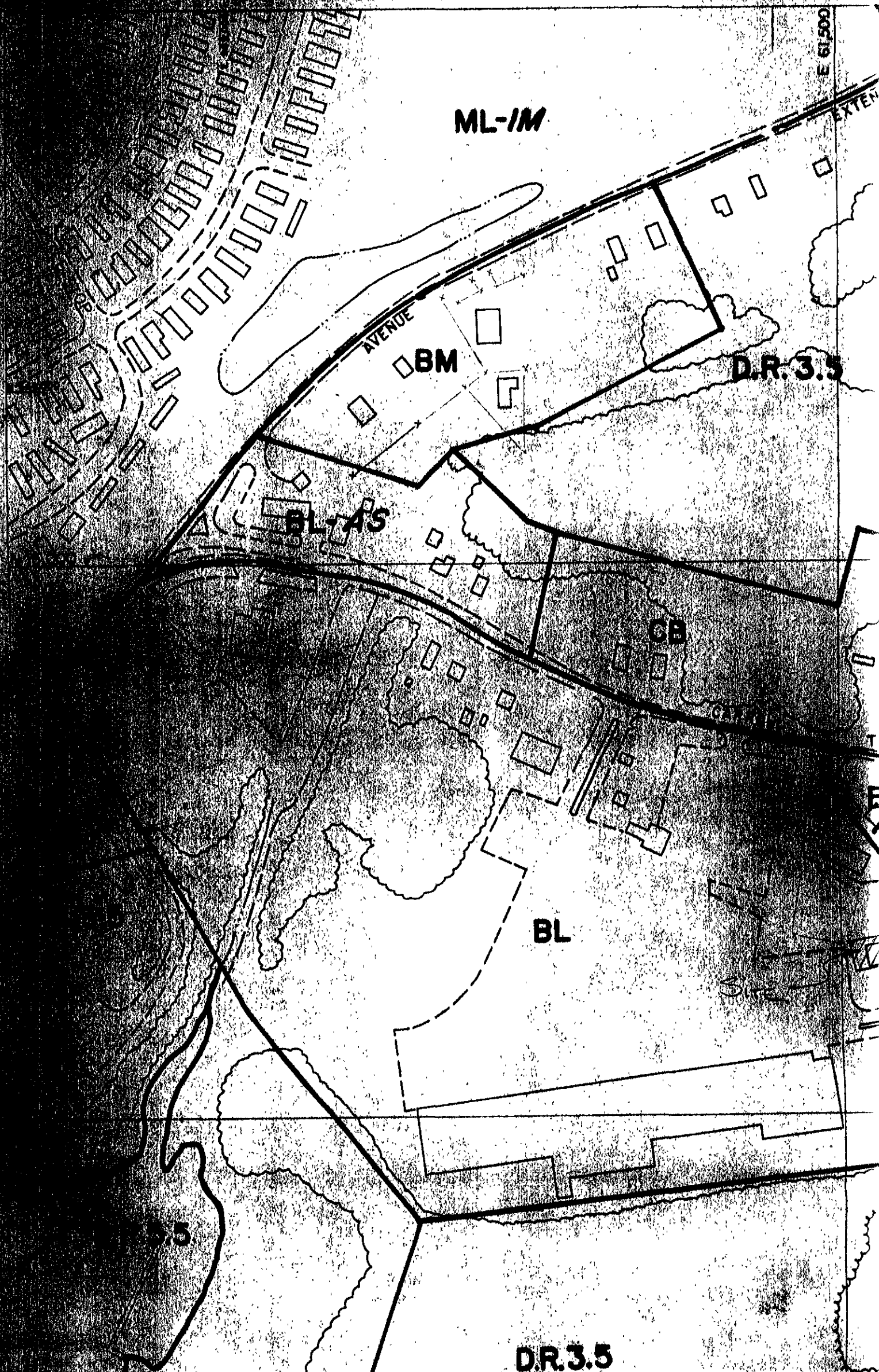
PLAN PREPARED BY:
JST ENGINEERING CO., INC.
6912 NORTH RIVER DRIVE
BALTIMORE, MD. 21220
410-335-9142

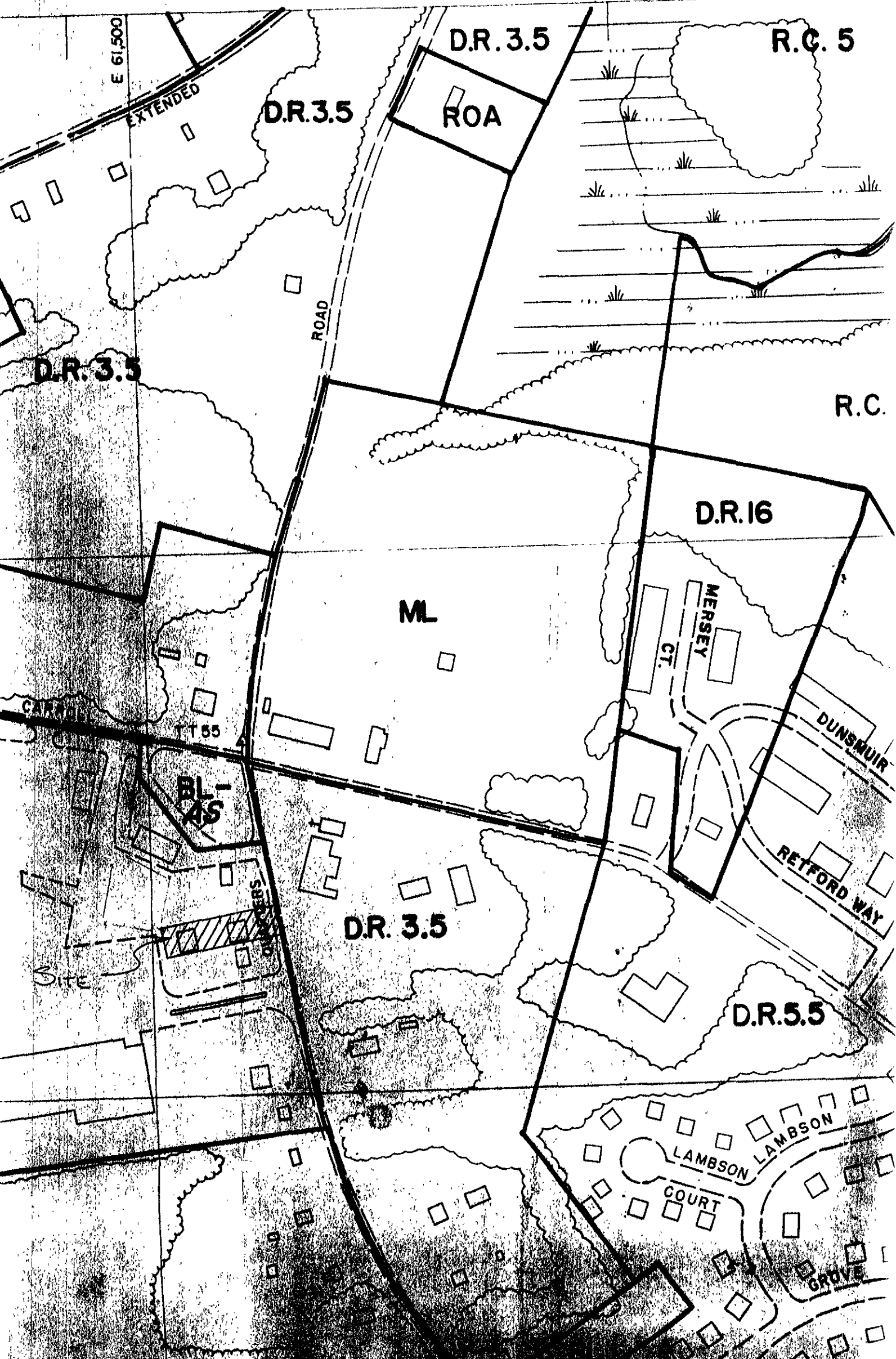


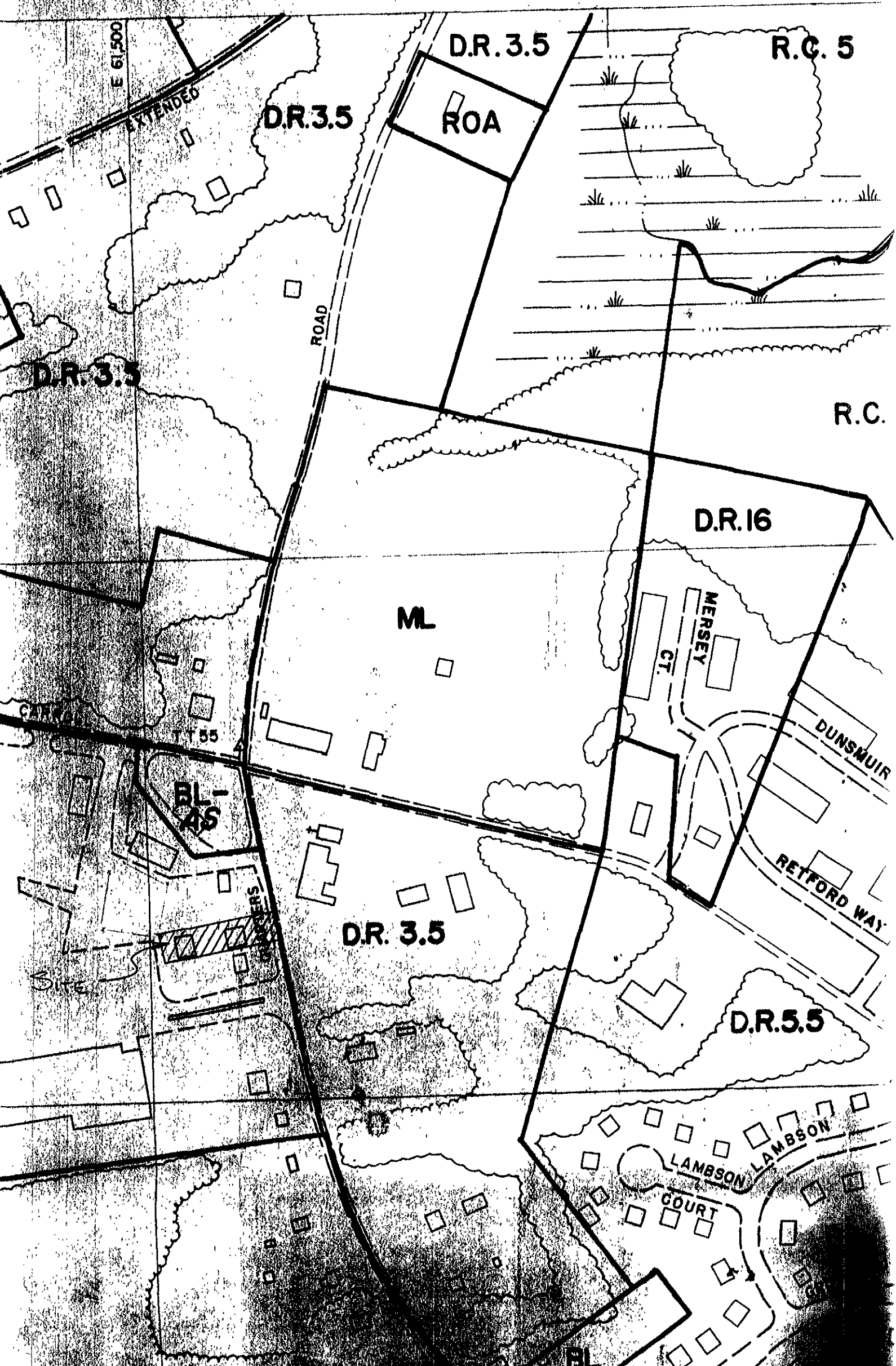
P 25 7 pages

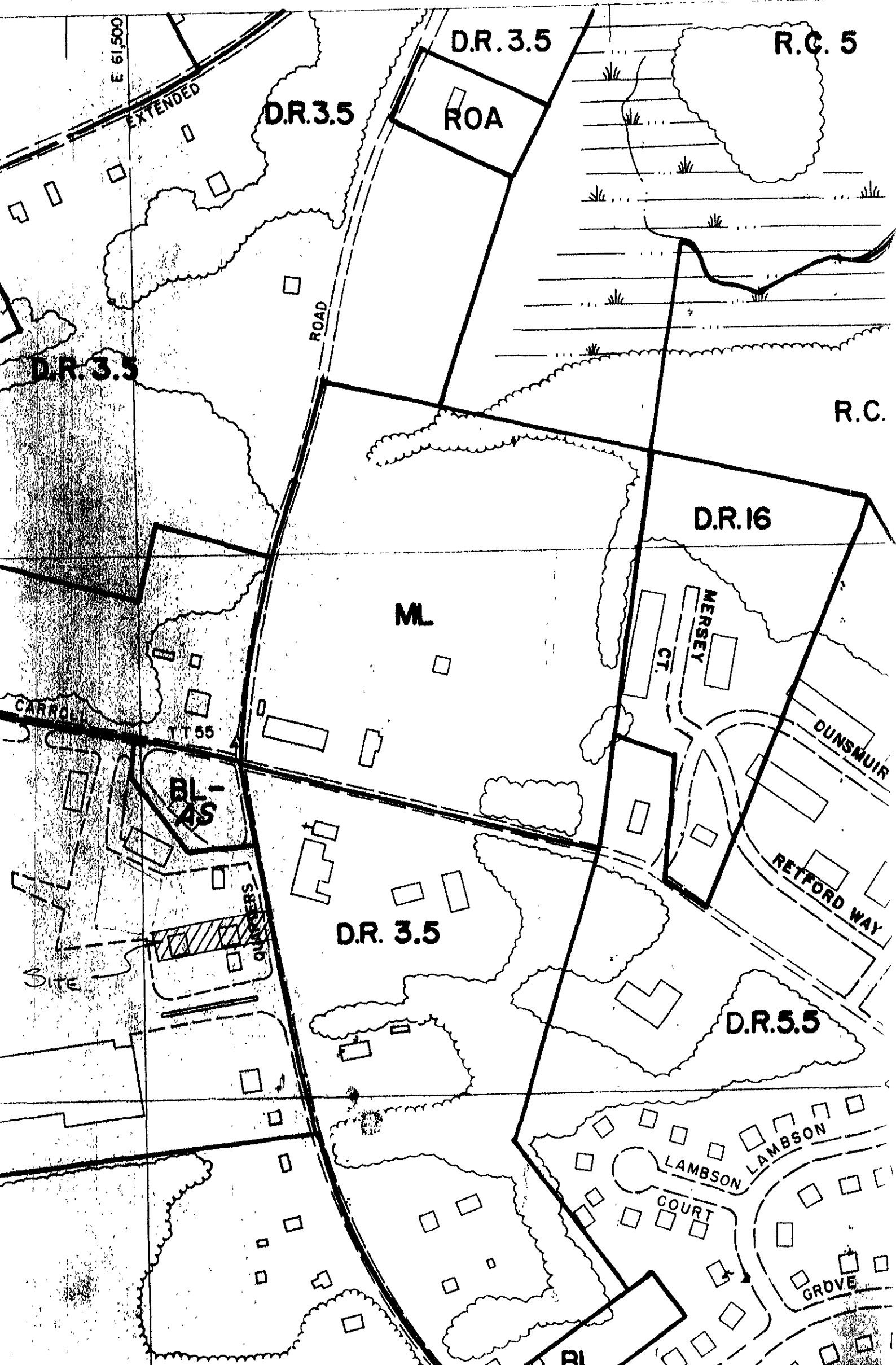


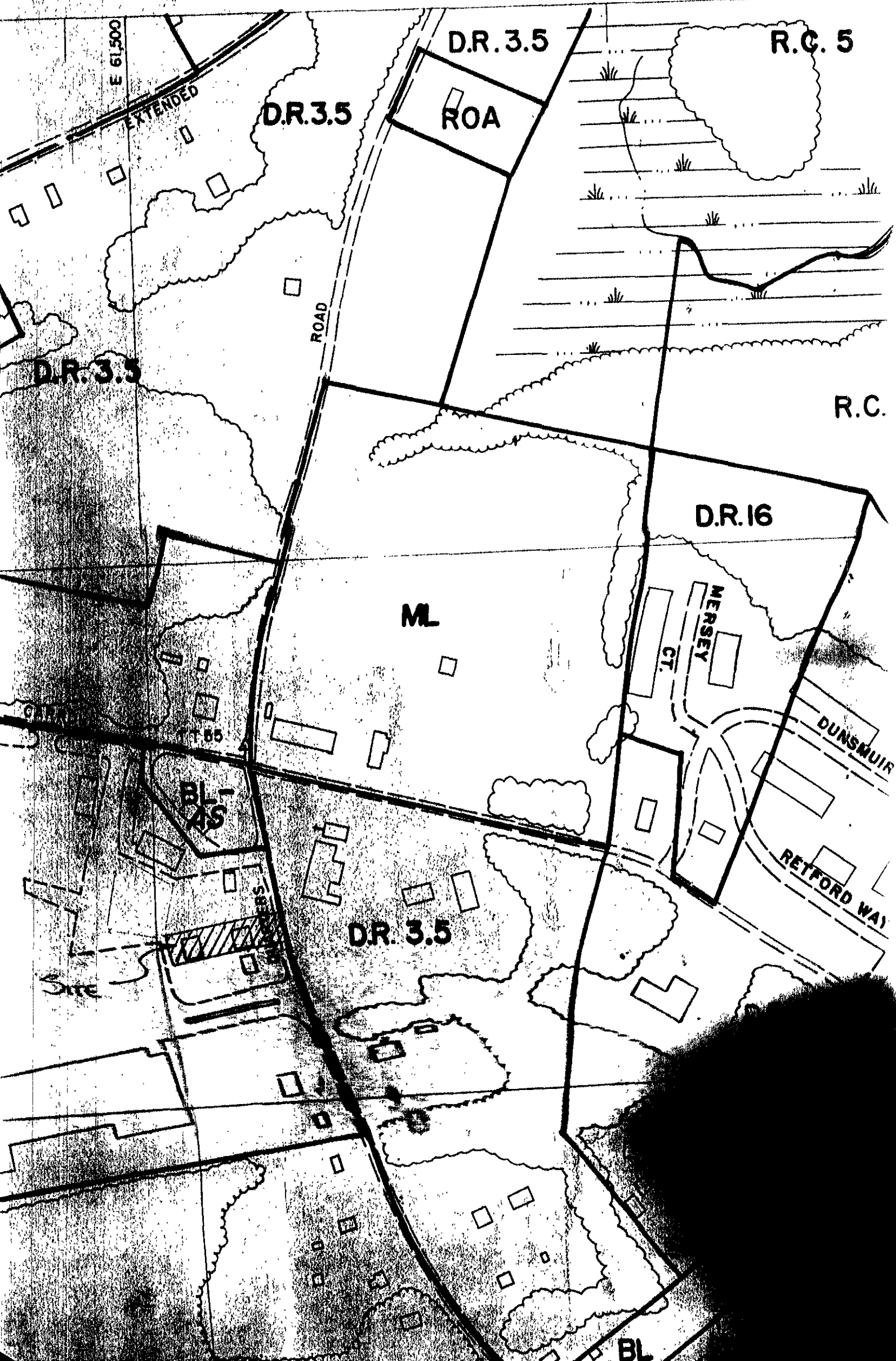


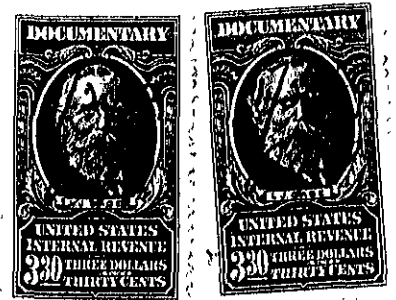












This Deed, Made this - - - twentieth - - - day of November,

in the year one thousand nine hundred and fifty-nine , by and between BONNIE B.

COCHRAN and CECIL E. COCHRAN, her husband, - - - - -

of Baltimore County, - - - - - in the State of Maryland, of the first part, and

PATRICIA C. ARNOLD and CHARLES H. ARNOLD, III, her husband, of the County and State aforesaid, - - - - -

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part - - - - -

do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her - - - - -

heirs and assigns, in fee simple, all that lot of the ground, situate, lying and being in Baltimore County, State of Maryland , aforesaid, and described as follows, that is to say:—

Beginning for the same at a point on the center line of Bowleys Quarter Road, 30 feet wide, at the distance of 294.84 feet southeast from the intersection of the center line of Bowleys Quarter Road and the center line of Carroll Island Road, 30 feet wide, running thence and binding on the center line of Bowleys Quarter Road South 3° 18' 00" East 50.10 feet, thence leaving the center line of said road and running for lines of division the three (3) following courses and distances Viz: North 89° 43' 20" West 215.03 feet, thence North 3° 18' 00" West 50.10 feet and South 89° 43' 20" East 215.03 feet, to the place of beginning. Containing 0.25 acres of land more or less.

BEING - the same lot of ground described in a Deed from Carroll Alfred Frederick and Ruth Anna Frederick, his wife, to Bonnie B. Cochran, one of the Grantors herein, dated October 28, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3440, Folio 449.



Ref Ex 2

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, and unto the survivor of them, his or her - - - - - heirs and assigns, in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

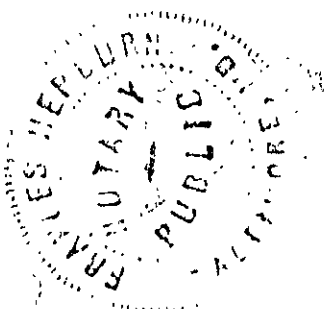
TEST:

<p><i>Frances Hepburn</i> _____ Frances Hepburn</p>	}	<p><i>Bonnie B. Cochran</i> (SEAL) _____ Bonnie B. Cochran</p> <p><i>Cecil E. Cochran</i> (SEAL) _____ Cecil E. Cochran</p>
-----------------------------------------------------------------------------------------------	---	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 20th day of November, in the year one thousand nine hundred and fifty-nine, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared BONNIE B. COCHRAN and CECIL E. COCHRAN, her husband,

the above named grantors, and they acknowledged the foregoing Deed to be their act. As Witness my hand and Notarial Seal.



Frances Hepburn

 Frances Hepburn - Notary Public.

Rec'd for record DEC 2 1959 at 12:45 PM
 Per Walter J. Rasmussen, Clerk
 Mail to Preston A. Pano
 Receipt No. 78408 \$ 6 - -



PETITIONER'S EXHIBIT 27
April 2, 1999

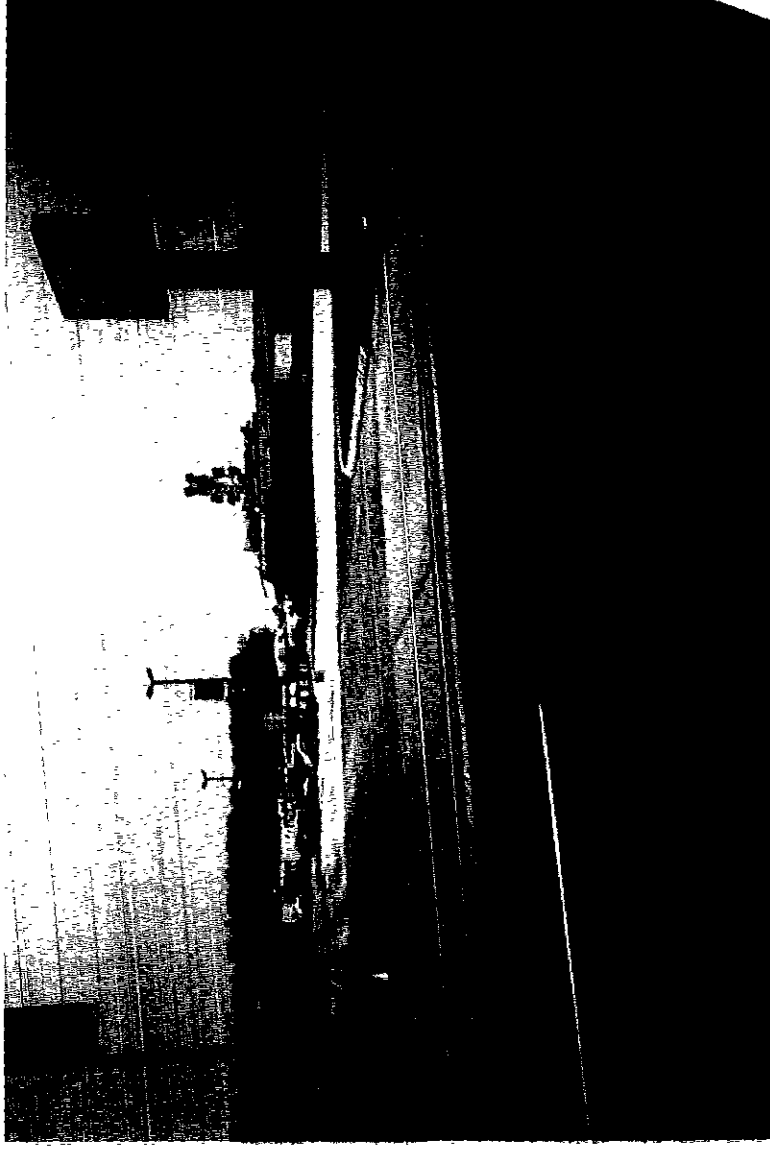




PETITIONER'S EXHIBIT 11

April 2, 1999





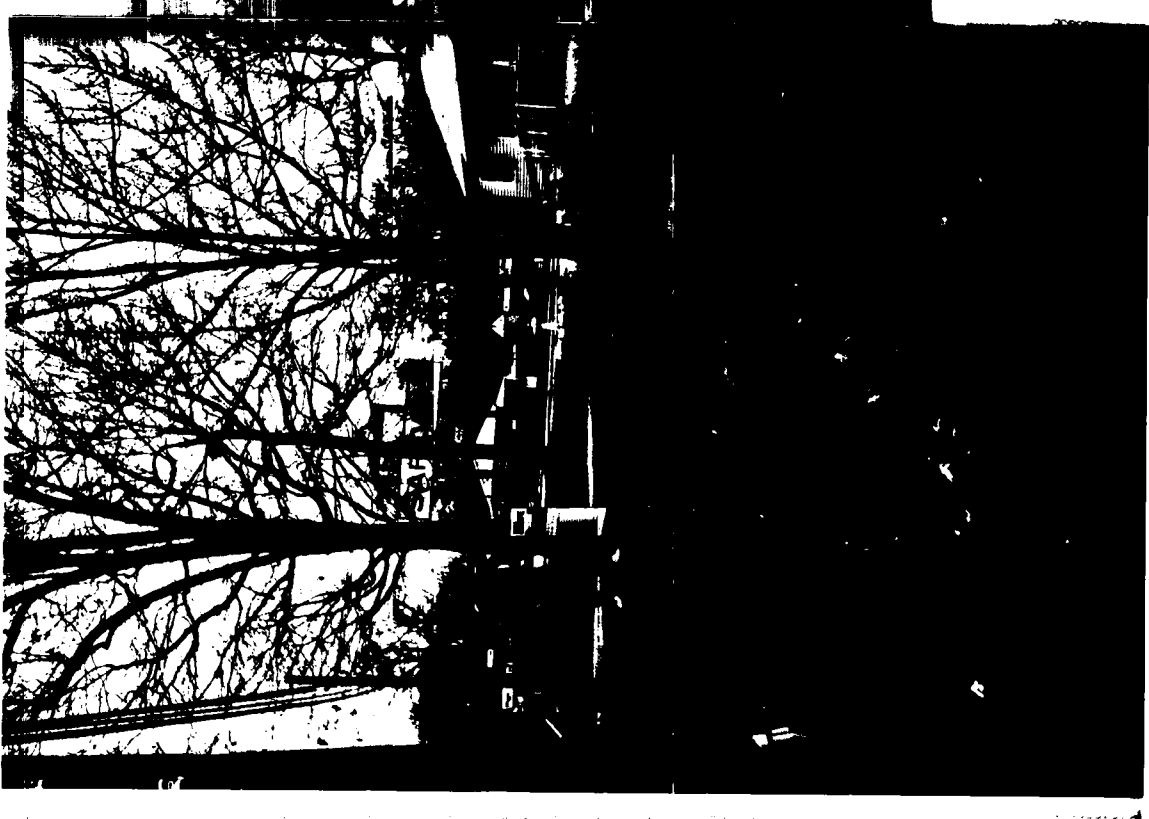
PETITIONER'S EXHIBIT 13
April 2, 1999

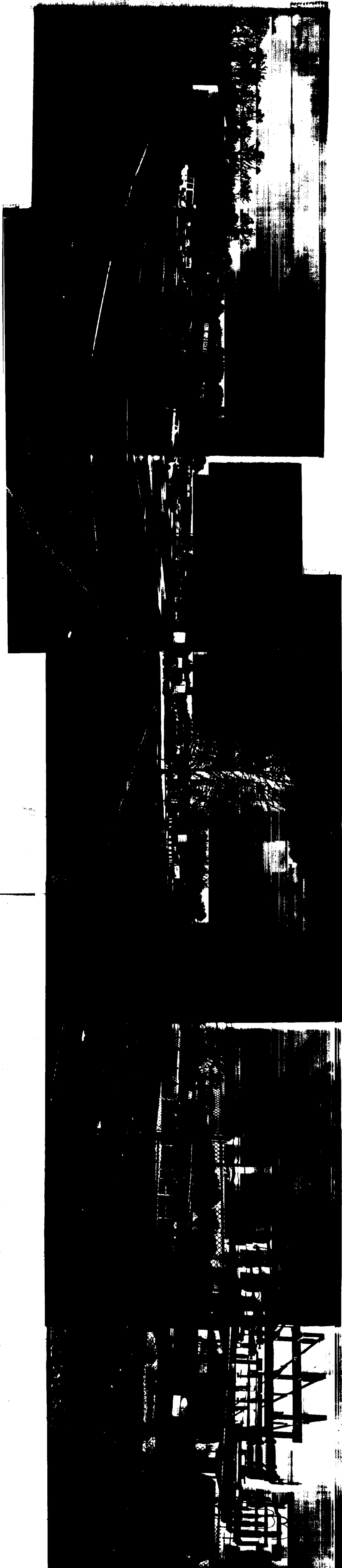
↓ Shopping Center

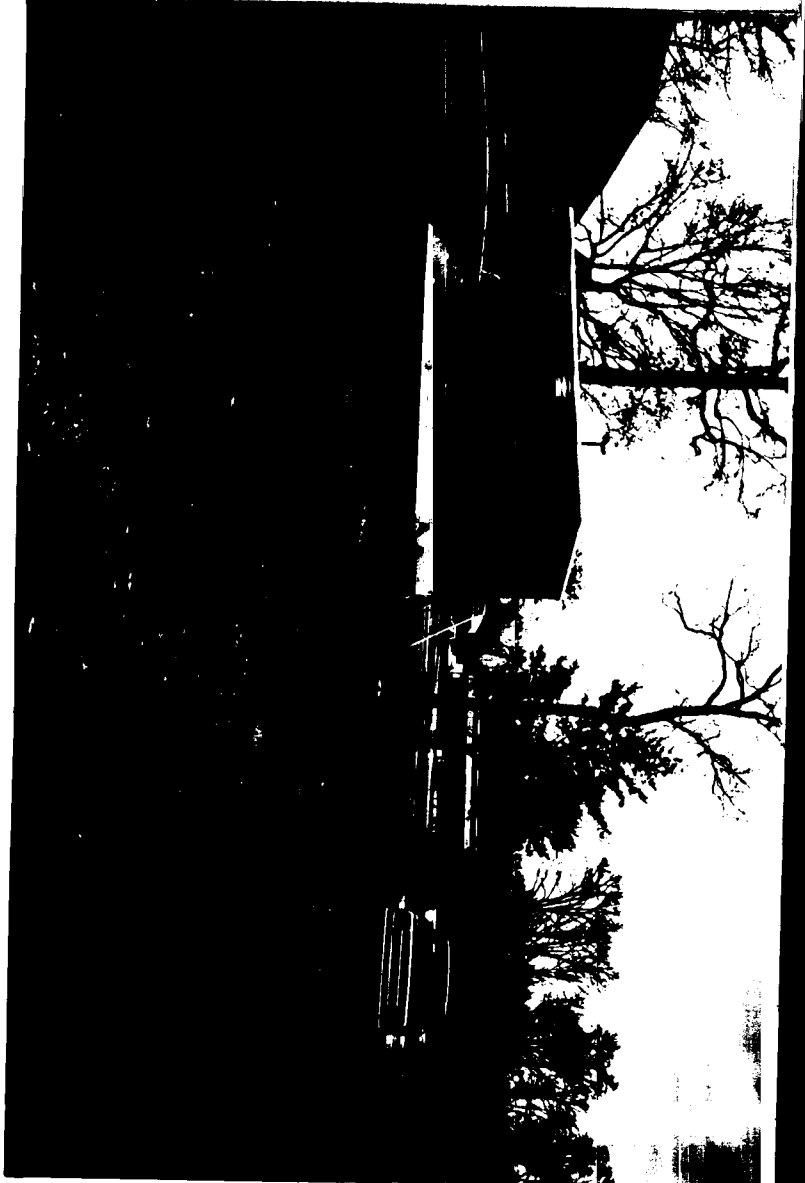
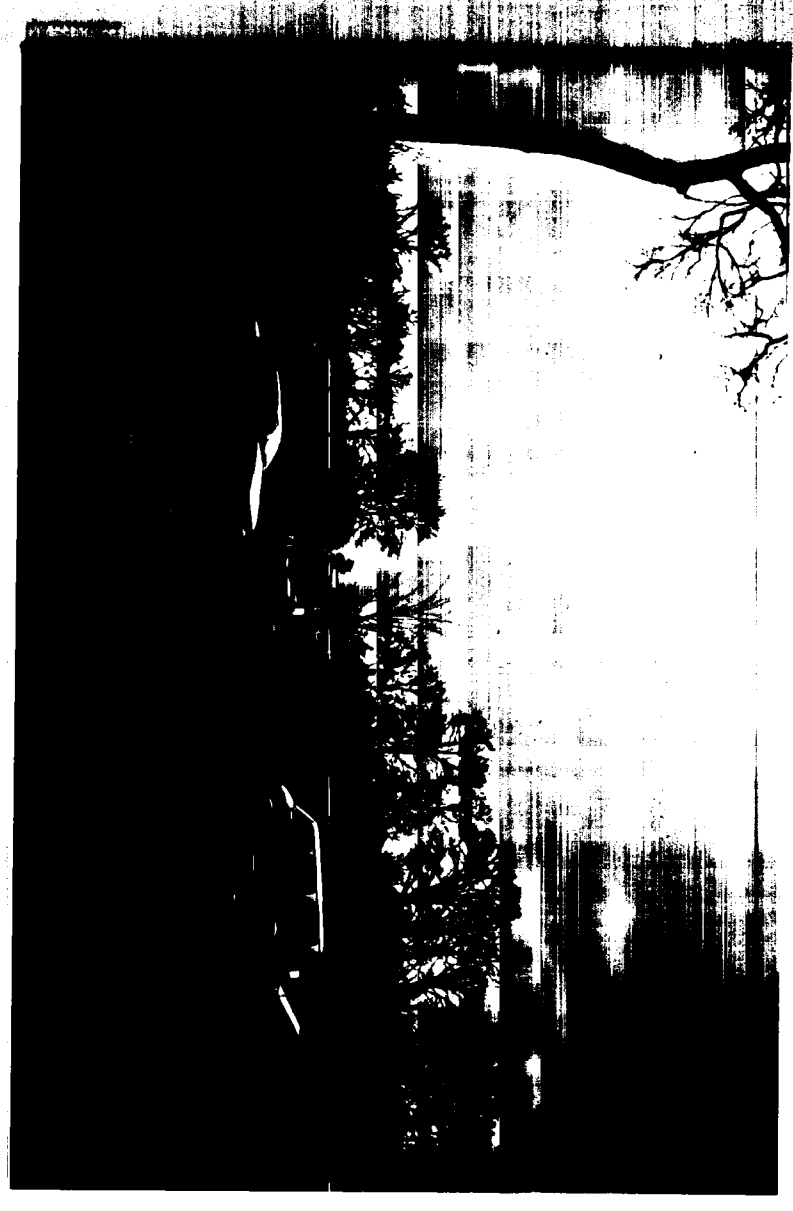
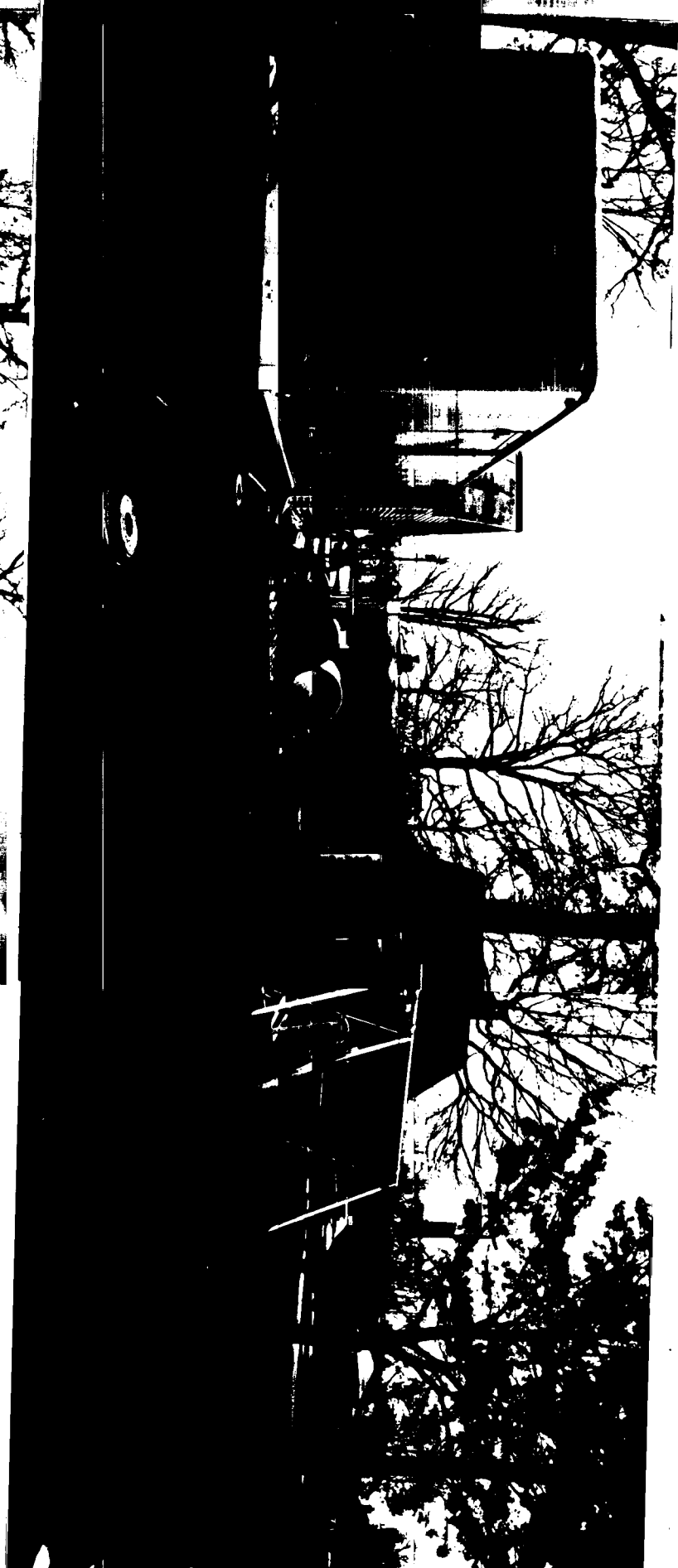
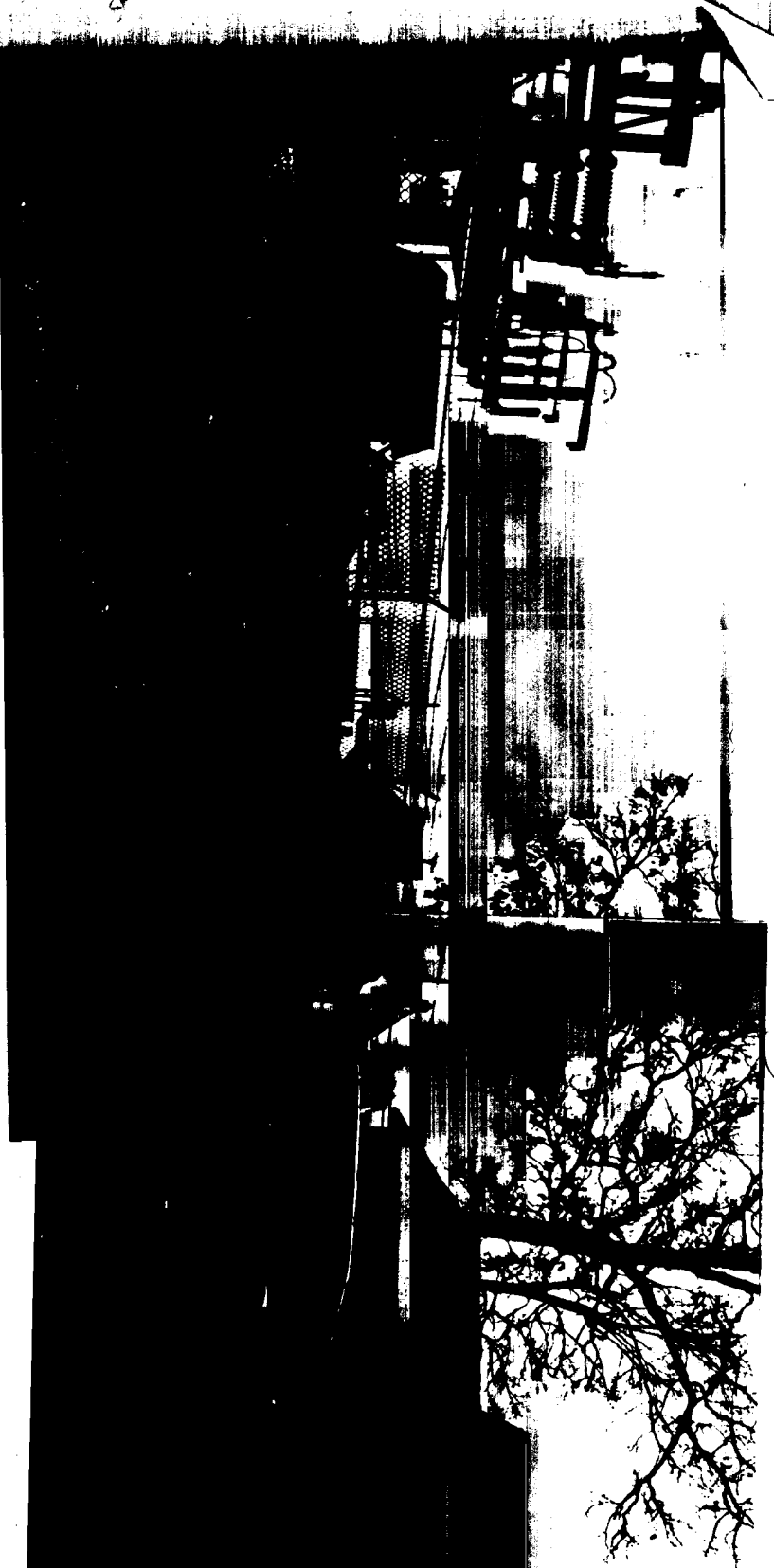
↓ Berens

↓ Quadd

↓ Hepner DDS







THE MAP HAS BEEN REPRODUCED IN EXACTED FORM
UNLESS OTHERWISE NOTED BY THE CITY OF BALTIMORE
BY AUTHORITY OF THE CITY OF BALTIMORE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

DATE	1931
BY	JOHN H. HARRIS
LOCATION	REVIEW
REVIEWED	5/1
DATE	5/1
BY	5/1
LOCATION	5/1
REVIEWED	5/1
DATE	5/1
BY	5/1
LOCATION	5/1
REVIEWED	5/1
DATE	5/1
BY	5/1
LOCATION	5/1
REVIEWED	5/1
DATE	5/1
BY	5/1
LOCATION	5/1
REVIEWED	5/1

1931-X

